

24 December 2020

Ms Laura Locke
Director, Eastern South District
Department of Planning, Industry & Environment
GPO Box 39
SYDNEY NSW 2001

Section 3.34 Notification Canterbury Bankstown Local Environmental Plan (Amendment 1)

Canterbury Bankstown Council is pleased to forward you this planning proposal to carry out amendments to the Bankstown Local Environmental Plan 2015, and Canterbury Local Environmental Plan 2012; in order to give effect to parts of Council's Local Strategic Planning Statement, Connective City 2036.

In accordance with section 3.34 of the Environmental Planning & Assessment Act 1979, please be advised of the following:

(a) Decision to submit a planning proposal

At the Canterbury Bankstown Local Panel Planning meeting of 4 March 2020, the Planning Panel considered a report on the Canterbury Bankstown LEP and resolved as follows:

1. *Council exhibit the planning proposal as provided in Attachments A–C, in accordance with the Gateway Determination.*
2. *Council delegate authority to the General Manager to make necessary changes to the planning proposal and maps to ensure consistency with the Gateway Determination and the Department of Planning, Industry and Environment's mapping guideline prior to exhibition.*
3. *The planning proposal is to be reported to Council following the exhibition period.*
4. *Council note the following planning documents will be prepared to support the Consolidated Local Environmental Plan which will be reported to Council prior to their exhibition under a separate process:*
 - (a) *The consolidation and harmonisation of Bankstown Development Control Plan 2015 and Canterbury Development Control Plan 2012 into a single Development Control Plan.*



- (b) *The consolidation and harmonisation of Bankstown Development Contributions Plan 2019 and Canterbury Development Contributions Plan 2013 into a single Development Contributions Plan.*
 - (c) *The consolidation and harmonisation of the Bankstown and Canterbury Engineering Development Standards into a single set of Engineering Development Standards.*
 - (d) *The consolidation and harmonisation of the Bankstown and Canterbury Demolition and Construction Guidelines into a single Demolition and Construction Guideline.*
- 5. *Council prepare and exhibit further planning proposals for the following matters:*
 - (a) *Provisions to protect and enhance the proposed special character areas.*
 - (b) *Rationalisation of the R2 Low Density Residential and R3 Medium Density Residential zones throughout the Canterbury Bankstown LGA.*
 - (c) *Provisions for dual occupancies, including provisions for localities with narrow streets and proposed special character areas.*
 - (d) *Rezoning and reclassification of certain Council land and drainage reserves.*
 - (e) *Inclusion of the matters that the Gateway Determination has removed from the planning proposal, as provided in Attachments A–C.*

The planning proposal implements aspects of Item 5 of the Council resolution by seeking the Department of Planning, Industry & Environment's requirements for exhibition.

(b) Attached information

The planning proposal and the following background documents are attached for your information:

- Canterbury Bankstown Local Planning Panel report of 4 March 2020.
- Minutes Local Planning Panel report of 4 March 2020
- Maps
- Local Character Study

The planning proposal will also be submitted through the Department's Planning Portal.



If you have any enquiries or require further information, please contact Council's Strategic Planner, Lisa Ho on 9707 5473. Yours sincerely

A handwritten signature in black ink, reading "Allan Shooter". The signature is written in a cursive style with a large initial "A".

Allan Shooter
Acting Coordinator Strategic Planning